





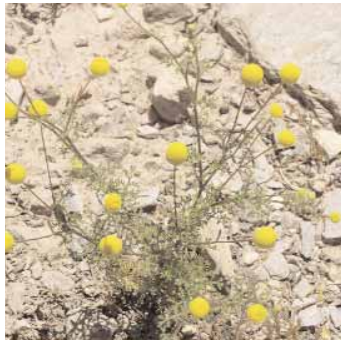
Intent

IV. Design Approval and Inspection Process

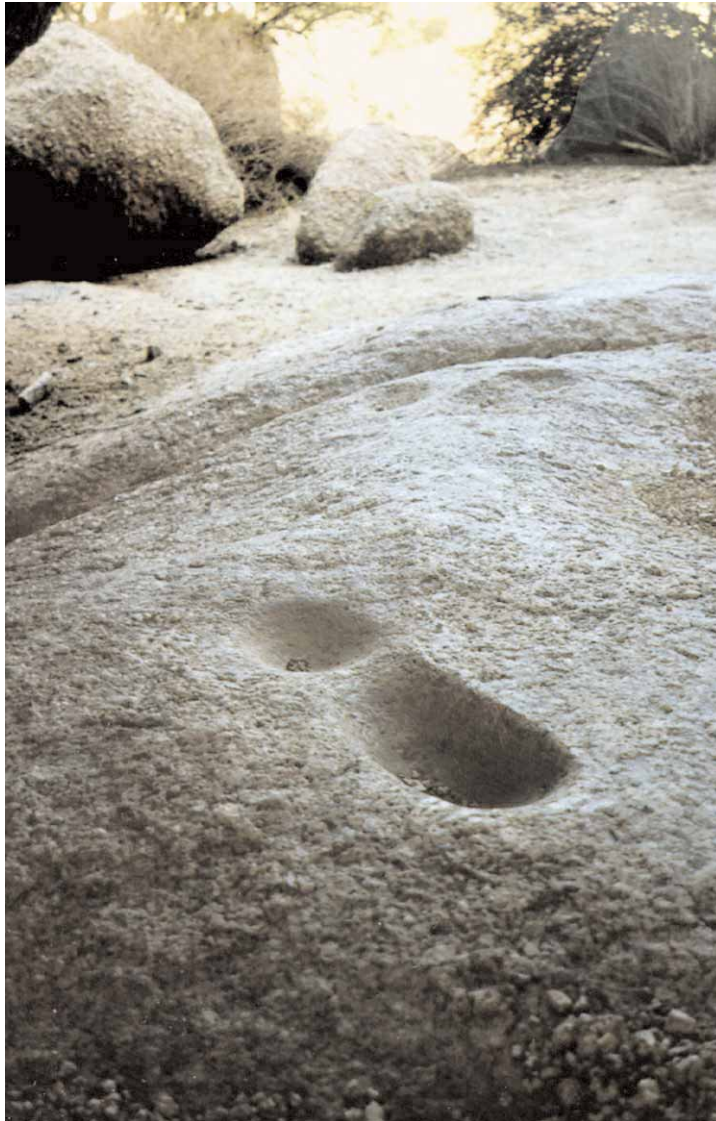
In order to ensure the environmental integrity of the Preserve access areas and to mitigate any potential conflicts with adjacent and surrounding areas, the approval and development process for the access areas shall conform to a stringent submittal, approval and inspection process. The following requirements are intended to be supplemental to standard City of Scottsdale ordinance and approval processes and are intended to be followed in a sequential manner with each subsequent Step requiring the approval of each previous Step.



"We need wilderness whether or not we ever set foot in it. We need a refuge even though we may never need to go there." - Edward Abbey



Step 1: Site Analysis



Intent

To document all existing site features in graphic, photographic and written form to be used as a tool during the site planning process, thereby minimizing environmental and visual impacts to the site. All site planning proposals shall illustrate an in depth understanding of existing site features for each specific site through the cataloging and graphic recreation of the existing site conditions. The graphic and written narrative of these recorded features will become the foundation of all site plan documentation and for subsequent design and planning activities for access area amenities.

Goals

- Conduct archaeological survey
- Record existing site conditions, natural cycles, relationships, etc.
- Graphically display collected information as the basis for site planning proposals
- Provide a photographic account of all significant site features
- Summarize cataloged information in written narrative

Approval Process

Submit the following for presentation to McDowell Sonoran Preserve Commission and review and acceptance by City of Scottsdale Preserve staff:

Archaeological Survey and Clearance: Prior to the start of work on any planned access area, a comprehensive archaeological survey shall be completed and clearance received per Arizona State Historic Preservation Office (SHPO) requirements.

Topographic Mapping: All site contours are to be shown in one foot increments, with every contour in ten-foot increments to be a darkened shade. The location and elevations of all built structures, walls, sidewalks, existing trails, roadways, trees, significant stands of vegetation, boulder outcroppings, and cacti over six feet in height on the

site, or immediately adjacent to the site, shall be shown on survey. Scale shall be 100 scale or larger.

Aerial Mapping: Aerial photo exhibit at the same scale as the topographic mapping, with ten-foot contour intervals.

Slope Analysis: Slope percentages shall be recorded and graphically displayed for the following increments: 0-5%, 6-10%, 11-20%, 21-30%



and 31% and greater. No construction may take place on slopes greater than 30% and construction on slopes between 21-30% shall require approval of Preserve staff. Slope aspect shall illustrate the cardinal direction orientation of the slope.

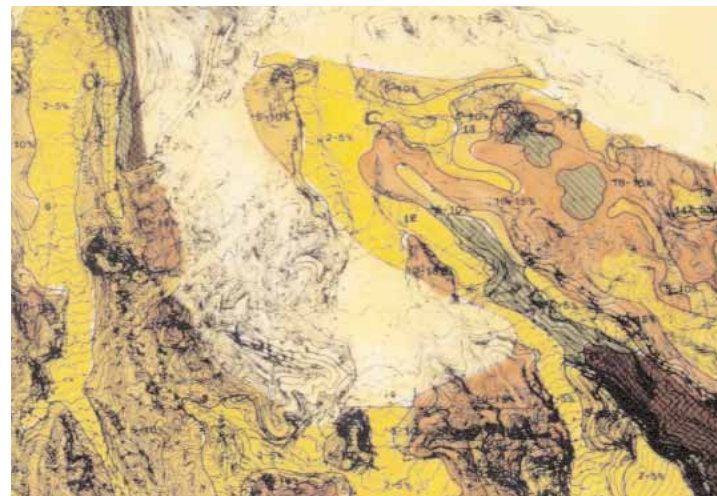
Drainage Analysis: All drainage courses shall be recorded and graphically illustrated on plan, including 50-year flood volumes and flood zones for all washes in excess of 75 c.f.s.

Baseline Inventory of Vegetative Communities: Inventory of existing plant communities, including plant species, natural plant densities, plant associations, wildlife habitats and soil characteristics.

Vegetation Survey: Preliminary survey to locate significant stands of vegetation, trees with calipers of ten inches or greater and all multi-arm cacti six feet or greater in height. Vegetation shall be graphically located on aerial photo with a corresponding schedule listing size and species information.

Soil Typology: All soil conditions shall be documented, including type and general appearance. Photographic records shall be made of the undisturbed desert topsoil conditions for use in restoration and revegetation efforts. Exposed site boulders shall be cataloged by general size and rock type.

Wildlife / Habitat Survey: All wildlife species that inhabit the site shall be cataloged through direct participation with Arizona Game and Fish. Department and other entities where appropriate. Existing nesting sites, as well as potential nesting sites, are to be cataloged. Potential nesting sites shall be ranked on the value of the nesting site, such as likely, highly likely, and most likely an area where nesting would occur. Areas where nesting sites are located and there is a strong likelihood that wildlife will remain, shall be treated as special site features.



View Corridors: All scenic vistas are to be cataloged and illustrated by site sections. Section lines are to be displayed on the site plan.

Significant Features Map: All existing site features, including boulder and/or rock outcroppings, significant stands of vegetation and major washes, shall be cataloged on the site plan and photographically recorded. Potential protection strategies for these features are to be identified and described in the written narrative section. All site areas that have been exposed to major disturbance such as fire, off roading, vandalism, dumping or land clearing shall be cataloged and shown on the site plan accordingly.



Opportunities and Constraints Map / Composite Overlay of Significant Site Conditions: Composite map displaying an overlay of the following conditions:

- Archaeological findings
- Slopes greater than 10%
- Significant stands of vegetation, including all trees with 10 inches or greater caliper and all multi-arm cacti (spears) over 6 feet in height
- Washes in excess of 200 c.f.s.
- Boulder outcroppings
- Significant wildlife habitat
- Previously disturbed areas
- Views

Photographic Record: Photograph the contextual environment from the site in each of the four cardinal directions every 500 feet along the site perimeter. Indicate photo locations on a site plan with an aerial site photograph that shows the entire site plus contextual land uses and corresponding zoning for 100 feet in each of the four cardinal directions.

Written Narrative: Prepare a written narrative documenting the findings of all site analysis surveys, catalogs and corresponding site plan documents. Narrative shall include a summary of the site's

attributes and description of the site's natural character. Based on an understanding of the existing site, narrative shall include a comprehensive program for preserving the natural character of each site throughout design and construction.

Step 2: Preliminary Design Approval

Intent

To directly involve the City of Scottsdale Preserve staff in the design process, in order to ensure that the intentions of the Preserve Access Area Design and Site Standards are met.

Goals

- Minimize disruptive impact to significant site features, archaeological sites, natural cycles/processes, and wildlife habitats
- Protect scenic vistas/view corridors from site to contextual environment
- Minimize impact to surrounding built environment and areas of the Preserve outside of the access area location
- Minimize volume of storm water detention
- Minimize total area of site grading
- Minimize need for engineered retaining situations
- Restore disturbed areas to replicate each site's natural character
- Minimize the use of potable water
- Subordinate the automobile versus the site and pedestrians
- Respect the existing topography of each site
- Simplify parking area standards to facilitate better site integration
- Screen parking areas with landscape materials
- Minimize the impact of site lighting and utilities
- Integrate traffic control devices into parking layout and overall site design
- Utilize naturally occurring materials and finishes and organic forms
- Promote energy efficient, low maintenance design solutions

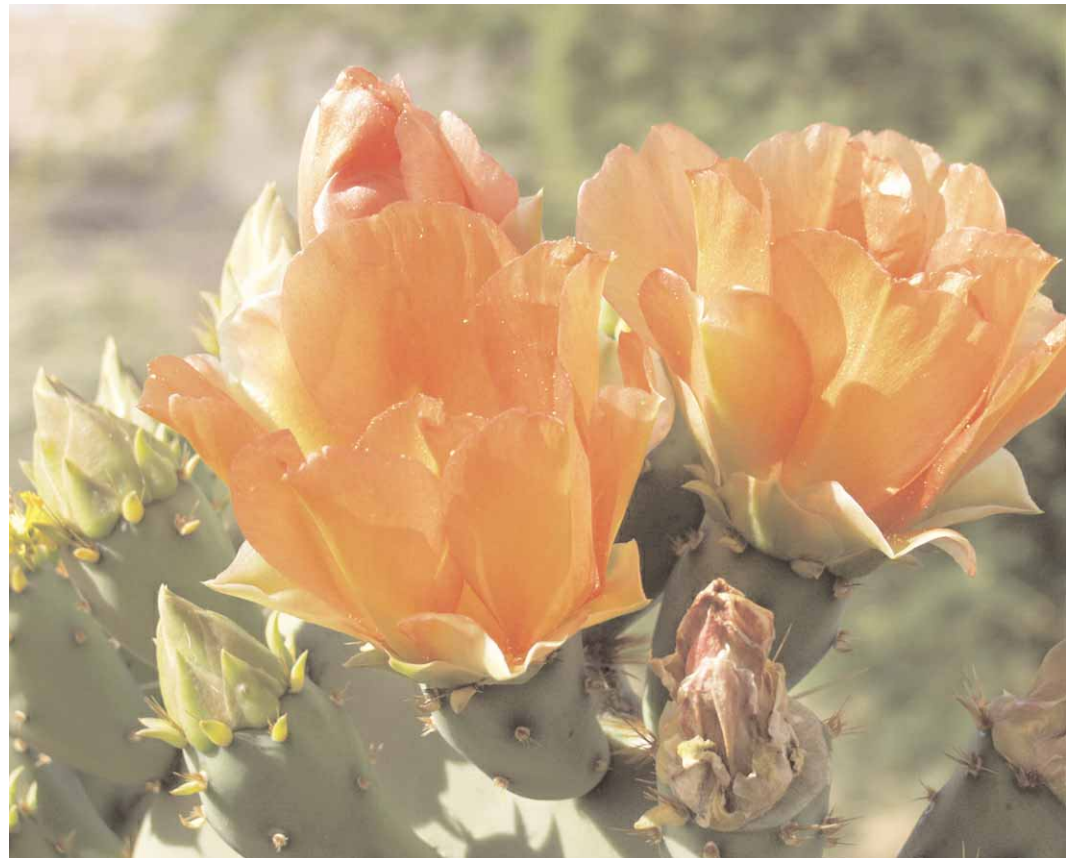
Approval Process

Submit the following to Preserve staff for review:

- Preliminary Site Plan at an appropriate scale to show the following:
 - Building scale
 - Building massing
 - Building orientation
 - Parking areas
 - Entry roads
- As may be required by Preserve staff:
 - Site sections showing proposed development and adjacent developments, including sight lines and proposed methods to shield views both onto and off of the site property and/or
 - Site review by staff of proposed structure locations
- Building Elevations identifying proposed materials and colors
- Native Plant Inventory:
 - Inventory shall follow the same methodology as is required under the Native Plant Ordinance (Ord. No. 2262 Section 7.500) with regard to tagging plants in the field and recordation. See www.scottsdale.az.gov/nativeplant for additional information. In addition to the requirements of the Native Plant Ordinance, all all trees and shrubs with 2 inches or greater caliper and all cacti 2 feet or greater in height shall also be located and shall be measured for height, spread, and trunk caliper.
 - All plants shall be graphically located on an aerial photo plan with a corresponding schedule that lists size and species information.
 - Trees with calipers of 10 inches or greater shall be designated as significant site features and shall be left in place, undisturbed, to the greatest extent practical.
 - All viable smaller cacti shall also be inventoried for salvage and re-use. These plants shall be flagged in the field with red ribbon; however, they will not be required to be shown on the graphic exhibit.

- Preliminary Landscape Plan
- Materials Palette
- Overlay Map of Preliminary Site Plan over Existing Conditions Map
- Written Narrative describing how the design best achieves the stated goals, minimizes site disturbance and mitigates potential conflicts

Preliminary Design Submittal shall be reviewed by Preserve staff prior to proceeding with formal DRB submittal process.



Step 3: Development Review Submittal

Intent

To facilitate public input into the design process as outlined by the City of Scottsdale Development Services review process.

Approval Process

In addition to the standard requirements of the Planning and Development Services Department, submittal shall include the following as deemed appropriate by Preserve staff:

- Preliminary grading and drainage plan including:
 - Cut and fill areas
 - Retention areas, plans and sections
 - Retaining situations, plans and details
 - Construction envelope plan
 - Site protection plan
- Sight line / view analysis
- Native plant inventory
- Site salvage program including:
 - Native plants and cacti
 - Native soils and top dressing
 - Native rocks and boulders

Step 4: Construction Documentation

Intent

To develop construction documents and specifications for bid and construction that maintain the integrity of the established project goals and design principles.

Approval Process

- Process project through City of Scottsdale Capital Project Management
- Preserve staff shall review each progress submittal for compliance to project goals and design standards
- Project shall not be advertised for bid until Preserve staff has reviewed final documents

Step 5: Construction Envelope Fencing Approval

Intent

To ensure the site is properly protected during construction.

Approval Process

- Survey and stake location of the Construction Envelope per approved plan
See Step 3, this section.
- Site review by Preserve staff prior to installation of fencing
See Section III, "Design Standards: Construction", for additional information.
- Fencing shall be in conformance with approved Site Protection Plan
See Step 3, this section.

Staff approval shall be a pre-condition to issuance of Native Plant Salvage Permit

Step 6: Native Plant Salvage Permit

Intent

To allow the salvage of protected native plants to occur in a timely fashion by qualified contractors prior to the start of construction.

Approval Process

Native Plant Salvage Review Process shall occur concurrently with the Building Permit Review process.

- Separate permit and salvage contract
- Work may be completed prior to start of construction upon approval of final grading and drainage plan
- Submittal shall include the following information:
 - Photographic record of existing conditions
 - Location of temporary construction fence and limit of disturbance line
 - Location of nursery and plan for maintenance of landscape materials during construction
 - Schedule for Salvage Process
 - Warranty specifications
 - Maintenance program
- Scope of Work allowed under Permit includes:
 - Installation of temporary construction fence
 - Salvage of all trees and cacti designated for salvage in the approved Native Plant Inventory Program, in addition to conformance with Native Plant Ordinance

See Step 2, this section, for additional information.

 - Nursery set-up

Step 7: Site Salvage Inspection

Intent

To ensure all aspects of the approved Site Salvage Program are properly completed prior to start of construction.

Approval Process

- In conformance with approved Site Salvage Program, including all small shrubs, cacti, desert pavements and topsoils
See Section I, "3.0 Landscape" and Step 3, this section, for additional information.
- Staff approval shall be a pre-condition to issuance of Clearing and Grubbing Permit

Step 8: Site Inspection Prior to Project Closeout

Intent

To ensure all aspects of the project are properly completed and in accordance with the approved site plan submittals.

Approval Process

Project shall be reviewed by Preserve staff to ensure conformance with the standards prior to receiving Certificate of Occupancy.

